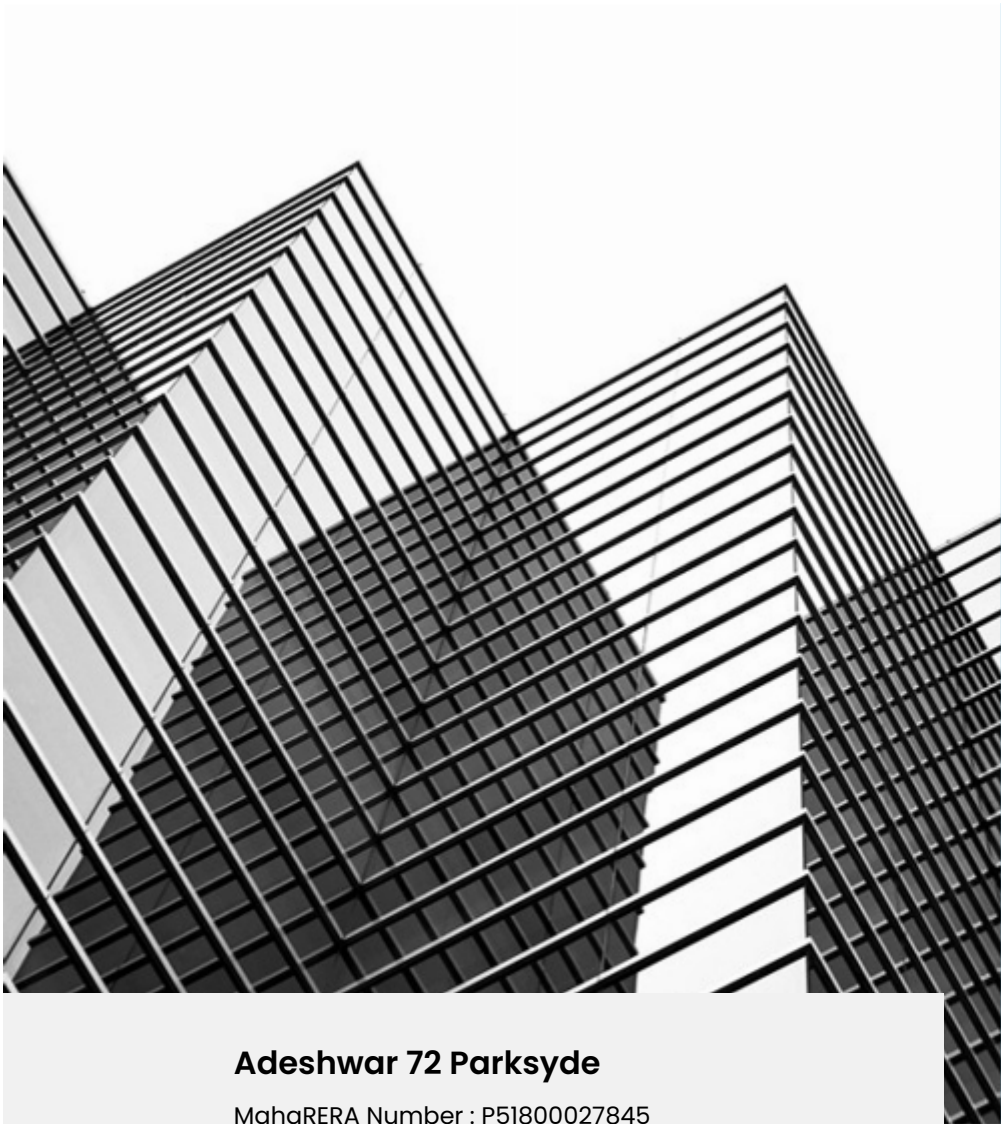


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PROP REPORT



Adeshwar 72 Parksyde

MahaRERA Number : P51800027845



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.3 Km**
- Ganesh Mandir Bus Stop **140 Mtrs**
- Proposed Pant Nagar Metro Station **450 Mtrs**
- Ghatkopar Railway Station **1.1 Km**
- Eastern Express Highway **2.4 Km**
- Parakh Hospital **1.0 Km**
- P.G.Garodia (ICSE) School **950 Mtrs**
- R Odeon Mall **400 Mtrs**
- Ghelani Super Market **200 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	1

ADESHWAR 72 PARKSYDE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

ADESHWAR 72 PARKSYDE

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2026	0.64 Acre	1 BHK,2 BHK,3 BHK,3.5 BHK,4 BHK,Studio
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Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,STP Plant

ADESHWAR 72 PARKSYDE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Adeshwar 72 Parksyde- Tower A	2	20	4	1 BHK	80

Adeshwar 72 Parksyde- Tower A	2	20	4	2 BHK	80
Adeshwar 72 Parksyde- Tower A	2	20	4	3 BHK	80
Adeshwar 72 Parksyde- Tower A	2	20	4	4 BHK	80
Adeshwar 72 Parksyde- Tower B	2	20	4	1 BHK	80
Adeshwar 72 Parksyde- Tower B	2	20	4	2 BHK	80
Adeshwar 72 Parksyde- Tower B	2	20	4	3 BHK	80
Adeshwar 72 Parksyde- Tower B	2	20	4	4 BHK	80
Adeshwar 72 Parksyde- Tower A1	2	20	4	1 BHK	80

Adeshwar 72 Parksyde- Tower A1	2	20	4	2 BHK	80
Adeshwar 72 Parksyde- Tower A1	2	20	4	3 BHK	80
Adeshwar 72 Parksyde- Tower A1	2	20	4	4 BHK	80
Adeshwar 72 Parksyde- Tower B1	2	20	4	1 BHK	80
Adeshwar 72 Parksyde- Tower B1	2	20	4	2 BHK	80
Adeshwar 72 Parksyde- Tower B1	2	20	4	3 BHK	80
Adeshwar 72 Parksyde- Tower B1	2	20	4	4 BHK	80
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door
Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters
/sewers
- **Vertical Transportation :** High Speed Elevators

ADESHWAR 72 PARKSYDE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	404 sqft
2 BHK	601 sqft
3 BHK	961 sqft
4 BHK	1318 sqft
1 BHK	404 sqft
2 BHK	601 sqft
3 BHK	961 sqft

4 BHK	1318 sqft
1 BHK	404 sqft
2 BHK	601 sqft
3 BHK	961 sqft
4 BHK	1318 sqft
1 BHK	404 sqft
2 BHK	601 sqft
3 BHK	961 sqft
4 BHK	1318 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	NA
White Goods	NA

ADESHWAR 72 PARKSYDE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 13400000
2 BHK	--	--	INR 21100000
3 BHK	--	--	INR 33100000
4 BHK	--	--	INR 44900000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	ICICI Bank,Kotak Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

ADESHWAR 72 PARKSYDE

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
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Place	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	42
Project	56
People	39
Amenities	62
Building	67
Layout	51
Interiors	55
Pricing	50
Total	60/100

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